AUTHORITY

Town of Wellesley Facilities Maintenance Department 888 Worcester Street, Suite 370 Wellesley, MA 02482

Requests for Proposals (RFP)

Available April 20, 2016 at: Facilities Maintenance Department 888 Worcester Street, Suite 370 Wellesley, MA 02482, or online at: http://www.wellesleyma.gov/pages/wellesleyma_facilities/bids

Briefing Session and Tours

April 27, 2016 at Wellesley Hills Library at 10:00 am

Specific Designer Services

Architectural/engineering/building envelope study and design

Submissions

Deadline:

May 5, 2016 before 11:00 am

Location:

Town of Wellesley Facilities Maintenance Department 888 Worcester Street, Suite 370 Wellesley, MA 02482 Clearly marked:

"Proposal for Masonry Façade Feasibility Study"

PROJECT

Perform a *Masonry Facade Feasibility Study* at the Wellesley Hills Library for the purpose of evaluating repair options.

Estimated Construction Costs

N/A

Study Fee

Not-to-exceed amount of \$35,000

Time Period for Completed Work

See Project Schedule

Scope of Work

Perform architectural/engineering/building envelope services at the Hills Library to recommend repairs to the masonry facade.

Contact Information

Joseph Murray, Project Manager Telephone: (781) 489-4255 Email: jmurray@wellesleyma.gov

Facsimile: (781) 489-4266

SECTION I - INTRODUCTION

The Town of Wellesley is seeking Requests for Proposals (RFP's) from qualified registered architects, engineers and/or other qualified responders to provide professional services to study the existing masonry façade and to recommend restoration at the Wellesley Hills Library.

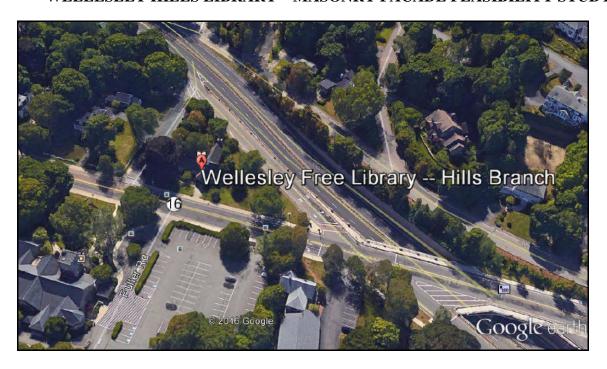
The project goal is to evaluate and analyze the existing stone masonry facade and two chimneys for the purpose of identifying restoration, repairs, replacement (discreet items) or other improvements to these systems. The Hills Branch Library is listed with the Massachusetts Historical Commission and also on the National Register of Historic Places.

The stone masonry façade appears to be in generally good to fair condition with some repointing of mortar joints required. Recent construction work at the Hills Library Branch included the reconstruction of most of the North Chimney in 2013-2014. Recent studies include a November 2012 exterior envelope conditions assessment performed by Weston & Sampson, and a September 2015 visual and non-destructive investigation of the East Chimney by Preservation Technology Associates, LLC. The East Chimney is of concern based on its assumed similar construction to the North Chimney, and the extent of undetected damage to it prior to its reconstruction.

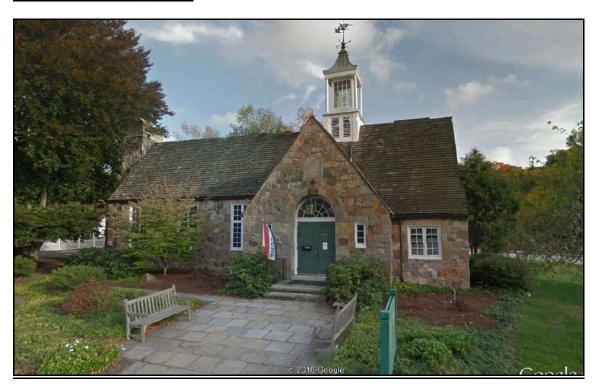
Background

The Wellesley Hills Library is an approximate 7,000 sf, Colonial Revival-style building located at 210 Washington Street, on an 18,000 sf parcel of land at the southwest corner of Washington Street (Route 16) and Grantland Road Extension. The single-story building with full basement is "L" shaped in plan view. It has a stone foundation, exterior walls and 2 large chimneys faced in local fieldstone, and a tile roof. Door and window openings are framed in stone as are the corner quoins. The gabled roofs intersect at right angles. The library was designed in 1927 by Hampton F. Shirer, using sketches developed by Ralph H. Hannaford, and constructed in 1928. The last major exterior renovation to the building was in 2013-2014 when the upper part of the North Chimney was rebuilt.

Photographs of the Hills Branch Library are included as follows:



Aerial View (Looking South)



North Elevation

SECTION II - SCOPE OF SERVICES

The Town of Wellesley is seeking Requests for Proposals (RFP's) from qualified registered architects, engineers and/or other qualified responders to provide professional services, which may include but not be limited to:

Task 1 – EXISTING CONDITIONS INVESTIGATION

By reviewing existing documentation, performing a detailed site investigation including destructive testing/sampling (with repairs), in-situ testing and laboratory testing of removed samples, develop a thorough understanding of existing conditions. This investigation and subsequent analysis shall be used to make recommendations regarding a potential exterior restoration project.

- 1. Meet with Facilities Maintenance Department personnel for background information, repair history and identification of most problematic areas.
- 2. Review existing design drawings, reports, specifications, historic documentation, photographs and other documents provided by the Town.
- 3. Perform exterior and interior investigations of the building that shall allow for 100% inspection and material sampling of the masonry façade, including chimneys. Inspections shall be made using ladders, scaffolding or aerial lifts. If lifts are used, precautions must be taken to avoid damage to grass and landscaping (including roots) surrounding the building. Inspections shall include the following items:
 - a. Entire fieldstone masonry façade. A representative number of mortar samples shall be taken for laboratory analysis to determine requirements for possible repointing work.
 - b. The majority of the *North Chimney* was rebuilt in 2014 and requires only a visual inspection.
 - c. The *East Chimney* has cracked and deeply voided mortar joints. Surface of some stones are moss-covered with signs of white cementitious deposits; however no stone appears to be loose or dislodged.
 - i. Perform selective exploratory work to confirm chimney construction and structural stability
 - ii. Compare construction against detailed information available for the North Chimney
- 4. Perform laboratory analyses on samples obtained including: mortar, previous repairs/patches and other materials as required to understand existing conditions.
- 5. Photographically document investigation.

Task 2 – BUILDING CODE AND HISTORICAL REVIEW

- 1. Identify and explain relevant aspects of the Massachusetts State Building Code.
- 2. Prepare a MSBC "Chapter 34" investigation and evaluation report for the proposed work.
- 3. Review the Massachusetts Historical Commission Form "B" for Hills Branch Library, and identify applicable restrictions and/or requirements associated with any potential repairs or restoration work recommended for this building, due to its State historical designation and also because it is listed on the National Register of Historic Places.

Task 3 – SUMMARY OF FINDINGS

Present the results of Task 1 in narrative form with photographs, sketches, tables and other information required to show existing conditions. Indicate any deficiencies found that may preclude their continued use, and which require repair or restoration. Identify likely cause(s) of moisture infiltration and observed damage.

Task 4 – ANALYSIS AND RECOMMENDATIONS

- 1. Discuss and analyze observations and findings, including materials and system condition and performance:
 - a. Masonry façade
 - b. Chimneys, with emphasis on the East Chimney
 - c. Laboratory testing
- 2. Develop alternatives for restoration, repair or replacement for various components of the façade and East Chimney. Include associated work that would be required to interior building systems as well including walls, ceilings, insulation, ventilation systems and air/vapor barriers. Prepare plans, narratives and budgetary level construction costs for each alternative.
- 3. Where more than one option is proposed, identify a preferred alternative and include the basis for this choice.
- 4. Discuss construction impacts to the Hills Library's day-to-day operations (scaffolding, staging areas, covered walkways for overhead work, etc).

Task 5 – PROJECT COSTS AND SCHEDULE

- 1. Project Costs
 - a. Engage a professional cost estimator to prepare an itemized construction cost for the preferred alternative
 - b. Include soft costs for design, CA, testing, expenses and contingencies to develop a total project cost
- 2. Project Schedule
 - a. Prepare a schedule for final design and bidding assuming design begins on or about July 1, 2017.
 - b. Develop a construction schedule for the preferred alternative assuming a July 1, 2018 start date.

Task 6 – PREPARE REPORT

- 1. Prepare and submit eight (8) bound copies of the report, including a PDF version. All photographs in the study shall be color.
- 2. Report shall include an executive summary, summarize the results of the assessment and include at minimum:
 - a. Statement of project goals and objectives
 - b. Description of existing conditions investigation
 - c. Building code and historical review, including Chapter 34 of the MSBC
 - d. Summary of findings
 - e. Analysis and recommendations
 - f. Project costs and schedule

Task 7 – MEETINGS AND PRESENTATIONS

Prepare for and attend meetings with the Town to discuss the progress of the project.

- 1. Consultant shall meet with the Town approximately every two weeks, and as necessary. There shall also be a Project Kick-Off meeting.
- 2. Consultant shall attend and present the results of the work at up to five public meetings, including: Historical Commission, Design Review Board, Board of Selectmen, Library Trustees and Permanent Building Committee at dates to be determined.

FUTURE PHASES – FINAL DESIGN, BIDDING ASSISTANCE AND CONSTRUCTION SERVICES

The Town may, at their discretion, continue with the engineer as the Design Engineer in the preparation of Contract Documents for selected recommendations in accordance with MGL Chapter 149 Public Bidding Laws and subsequently provide Bidding Assistance and Construction Administrative Services to each construction project.

SECTION III - RFP INSTRUCTIONS

There will be a pre-submission briefing and tour for this project on April 27, 2016 at 10:00 am, at the Wellesley Hills Library at 210 Washington Street, Wellesley, Massachusetts 02482.

To be considered for selection interested consultants must ensure eight (8) bound packets and eight (8) CDs containing all the information specified in Section IV of this *Request for Proposals* are to be received by the Wellesley Facilities Maintenance Department, 888 Worcester Street, Suite 370, Wellesley, MA 02482 by 11:00 am, May 5, 2016. All packets must clearly identify the contents as "*Proposal for Masonry Facade Feasibility Study*".

All questions pertaining to the general nature of this project, or to the specific requirements of this RFP, must be received in writing and may be addressed to the Project Manager listed in the *Contact Information* on the front page of this RFP.

As required by the Designer Selection Guidelines put forth by the Commonwealth of Massachusetts Designer Selection Board, the following information is provided to potential consultants for the above work.

SECTION IV – SUBMISSION REQUIREMENTS

The following information shall be submitted by each firm in order to be considered for this project:

- 1. Completion of Standard Designer Application Form (updated May 2014);
- 2. Firm Background: A two-page narrative (maximum) of general, brief description of firm including history, size and staff make-up.
- 3. Resumes: Key staff and sub-consultants who will work on project, highlighting the proposed project manager and his/her experience on similar projects.
- 4. References: The name, title, address and telephone numbers of client contacts of projects outlined in related experience.
- 5. Approach: Proposal outlining how the firm would approach/provide the specified Scope of Services:
- 6. Preliminary schedule;
- 7. A certified statement to support the firm's financial stability; and

8. Copies of current insurance certificates. Demonstrated ability to provide professional liability insurance in the amount of \$100,000 for the study phase.

SECTION V - SELECTION PROCEDURE

The Facilities Maintenance Department and/or its designees will review all proposals and select at least three finalist firms based on the information provided in the qualifications and the following criteria, as a minimum:

- 1. Prior similar experience;
- 2. Past performance on public sector projects;
- 3. Quality of work;
- 4. Financial stability;
- 5. Sufficient capacity to complete the project in a timely manner;
- 6. Qualifications and registrations of personnel and subconsultants who will work on the project; and
- 7. Any other criteria that the Town considers to be relevant to the project.

Once the submitted qualifications have been reviewed, the evaluation Committee will select a minimum of three finalist firms for interviews. The Committee will then interview the finalists, at which time firms may be asked to detail their qualifications further; providing additional information and their ideas and approach to the project. The Committee will rank the interviewed finalists and make a recommendation to the Director of Facilities Maintenance Department.

A contract and fee will be negotiated with the selected firm. The maximum amount of the fee shall not exceed \$35,000. The final negotiated contract(s) shall contain all minimum requirements/certifications as outlined in the State's most recent version of the Designer Selection Guidelines – Cities and Towns.

The Town reserves the right to select the firm it feels is most qualified based on the information submitted, to waive any informality and to choose a consultant determined to be able to perform in the best interests of the Town. The Town may, at their discretion, continue with the engineer as the Design Engineer in the preparation of Contract Documents for selected recommendations in accordance with MGL Chapter 149 Public Bidding Laws and subsequently provide Bidding Assistance and Construction Administrative Services to each construction project.

SECTION VI - PROJECT SCHEDULE

The following time schedule is planned, but subject to change:

April 20, 2016	Notice Published in Central Register and RFP Available
April 27, 2016	Project Briefing and Tour at Hills Library at 10:00 am
May 2, 2016	Last day for proposer questions by 4:00 pm
May 5, 2016	RFP Submissions Due before 11:00 am
May 13, 2016	Finalists (Top 3) Selected by Committee
May 26, 2016	Finalists Interviewed at Wellesley FMD – 9:00 am to Noon

June 3, 2016 Award letter issued

June 17, 2016 Contract Executed

July 1, 2016 Notice to Proceed

October 7, 2016 Study Completed

SECTION VII - GUIDELINES FOR PROPOSAL REVIEW COMMITTEE

The Town of Wellesley will determine an appropriate Selection Committee comprised of representatives from various departments, including the Facilities Maintenance Department, Historical Commission, Permanent Building Committee and the Selectmen's Office. Each Committee member is responsible for independently ranking each proposal in accordance with point system below:

1. Experience, past performance and qualifications 40 points maximum

2. Personnel to be utilized on project 20 points maximum

3. Project Approach 40 points maximum

4. Supplementary Material No point for this section

5. Adjustment for Experience with Candidate Firm

a. For a firm with which a contacted reference has had a particularly favorable experience

Add up to 10 points

b. For a firm with which a contacted reference has had a particularly negative experience

Deduct up to 20 points

c. For a firm with which a contacted reference has had no experience or average to good experience

Make no adjustment

TOTAL POINT

100 points maximum

NOTES

1. Supplementary material is to be considered incidental to categories 1 through 3. The ratings for those categories should reflect any of the supplementary material that is referenced in the direct responses to the items in the Proposal.

SECTION VIII – POST INTERVIEW RATING GUIDELINES

Demonstrated knowledge of project scope
 Project Approach
 Reference Checks
 Project Manager
 points maximum
 points maximum
 points maximum

5. Adjustment for experience with the candidate firm

a. For a firm with which a contacted reference has had an especially favorable experience
 Add up to 5 points

b. For a firm with which a contacted reference has had a particularly negative experience

Deduct up to 20 points

For a firm with which a contacted reference has had no experience or average to good experience
 Make no adjustment

TOTAL POINT

100 points maximum

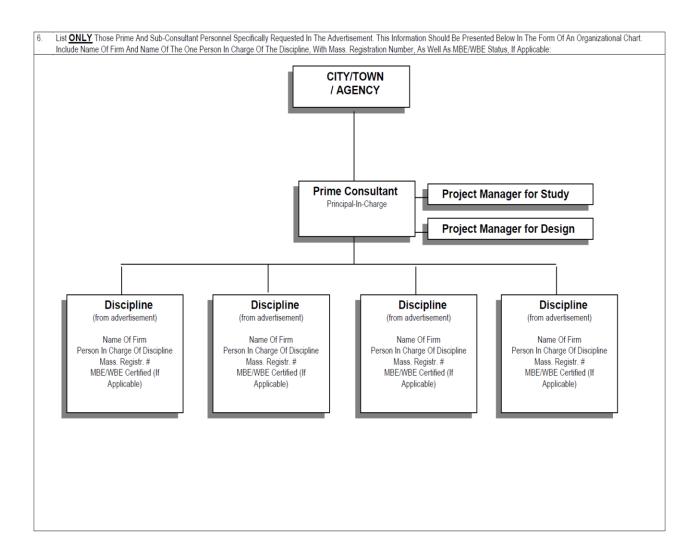
SECTION XI-CONTRACTUAL PROVISIONS

In accordance with M.G.L. c.7C, §§44-58 the following requirements must be included in the design contract relating to non-collusion in the submission of applications, and to financial reports that the designer must file:

- Certification that the designer or construction manager has not given, offered, or agreed to give any
 person, corporation or other entity any gift, contribution, or offer of employment as an inducement for,
 or in connection with, the award of the contract for design services;
- Certification that no consultant to or subcontractor for the designer or construction manager has given, offered, or agreed to give any gift, contribution, or offer of employment to the designer or construction manager, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a contract by the designer or construction manager;
- Certification that no person, corporation or other entity, other than a bona fide full-time employee of
 the designer or construction manager, has been retained or hired by the designer or construction
 manager to solicit for or in any way assist the designer or construction manager in obtaining the
 contract for design services upon an agreement or understanding that such person, corporation, or
 other entity be paid a fee or other consideration contingent upon the award of the contract to the
 designer; and
- Certification with respect to contracts which exceed \$10,000 or which are for the design of a building for which the budgeted or estimated construction costs exceed \$100,000 that the designer has internal accounting controls as required by M.G.L. c.30, §39R(c) and that the designer has filed and will continue to file an audited financial statement as required by M.G.L. c.30, §39R(d).

Note also that any person contracting with a governmental body must certify in writing that he or she has complied with state tax laws, reporting of employees and contractors, and withholding and remitting of child support. [M.G.L. c.62C, §49A]

Commonwealth of 1. Project Name/Location For Which Firm Is Filing: Massachusetts	2. Project #				
Standard Designer Application Form for Municipalities and Public Agencies not within DSB Jurisdiction (Updated May 2014)	This space for use by Awarding Authority only.				
3a. Firm (Or Joint-Venture) - Name and Address Of Primary Office To Perform The Work:	3e. Name Of Proposed Project Manager:				
	For Study: (if applicable) For Design: (if applicable)				
3b. Date Present and Predecessor Firms Were Established:	3f. Name and Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:				
3c. Federal ID #:	3g. Name and Address Of Parent Company, If Any:				
3d. Name and Title Of Principal-In-Charge Of The Project (MA Registration Required): Email Address:	3h. Check Below If Your Firm Is Either: (1) SDO Certified Minority Business Enterprise (MBE) (2) SDO Certified Woman Business Enterprise (WBE)				
Telephone No: Fax No.:	(3) SDO Certified Minority Woman Business Enterprise (M/WBE)				
Month Period. Indicate Both The Total Number In Each Discipline And, Within Brackets, The Admin. Personnel Architects Architects Architects Architects Architects Architects	Licensed Site Profs.				
Acoustical Engrs. () Environmental Engrs. () Environmental Engrs. () Fire Protection Engrs. () Geotech. Engrs. () Geotech. Engrs. () Industrial Hygienists () Interior Designers () Drafters () Landscape Architects ()	Planners: Urban/Reg. (
5. Has this Joint-Venture previously worked together?	□ No				



7.	Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must								
	be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certific								
a.	Name and Title Within Firm:	a.	Name and Title Within Firm:						
b.	Project Assignment:	b.	Project Assignment:						
C.	Name and Address Of Office In Which Individual Identified In 7a Resides: MBE WBE	C.	Name and Address Of Office In Which Individual Identified In 7a Resides: MBE WBE						
d.	Years Experience: With This Firm: With Other Firms:	d.	Years Experience: With This Firm: With Other Firms:						
e.	Education: Degree(s) /Year/Specialization	e.	Education: Degree(s) /Year/Specialization						
f.	Active Registration: Year First Registered/Discipline/Mass Registration Number	f.	Active Registration: Year First Registered/Discipline/Mass Registration Number						
g.	Current Work Assignments and Availability For This Project:	g.	Current Work Assignments and Availability For This Project:						
h.	Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):	h.	Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):						

8a.	Current and Relevant Work By Prime A But Not More Than 5 Projects).	Applicant Or Joint-Venture Members. Include	de ONLY Work Which Best Illustrates Current Qu	alific	cations In The Ar	eas Listed In The Ad	vertisement (List Up To
a.	Project Name And Location	b. Brief Description Of Project And	C. Client's Name, Address And Phone	d.	Completion	e. Project Cost (In Thousands)	
	Principal-In-Charge	Services (Include Reference To Relevant Experience)	Number (Include Name Of Contact Person)		Date (Actual Or Estimated)	Construction Costs (Actual, Or Estimated If Not Completed)	Fee for Work for Which Firm Was Responsible
(1)							
(2)							
(3)							
(4)							
(5)							

8b.	Consultant). Use Additional Sheets On	b-Consultants Which Best Illustrates Current nly As Required For The Number Of Sub-Co	t Qualifications In The Areas Listed In The Adver onsultants Requested In The Advertisement.	tisement (Up To But I	Not More Than 5 Pro	ects For Each Sub-
⊢	-Consultant Name:	h Dist Description Of Desired and	OF the Manne Address And Disease	1 0	-1-6	- Decided Oast /Is	Theorem de \
a.	Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	Date	Completion Date (Actual Or Estimated)	e. Project Cost (In Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(1)							
(2)							
(3)							
(4)							
(5)							

	ist All Projects Wi	ithin The Past 5 Ye	ears For Which Prime Applicant Has Performe	d, Or Has Entered Into A Contract To Perform, Any Design	Services For All Public Ag	encies Within The			
	al Projects:		# of Active Projects:	Total Construction Cost (In Thousands) of Active Projects (excluding studies):					
Role Phases St., Sch., D.D., C.D., A.C.* Project Name, I		Project Name, Lo	ocation and Principal-In-Charge	Awarding Authority (Include Contact Name Phone Number)	c and (In Thousands) (Actual, Or Estimated If Not	Completion Date (Actual or Estimated) (R)Renovation or (N)New			
		1.							
		2.							
		3.							
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		11.							
		12.							

^{*}P = Principal; C = Consultant; JV = Joint Venture; St. = Study; Sch. = Schematic; D.D. = Design Development; C.D. = Construction Documents; A.C. = Administration of Contract

10.	If Needed, Up To Three, AREAS OF EXPERIENCE	Double-Sided 8 1/2" >	(11" Supplementary She	eets Will Be Accepted. A		Your Firm And That Of Yo OURAGED TO RESPON		
11.	Professional Liability Ins	urance:						
	Name of Company		Aggregate Amount		Policy Number		Expiration Date	
12.	Have monies been paid by you, or on your behalf, as a result of Professional Liability Claims (in any jurisdiction) occurring within the last 5 years and in excess of \$50,000 per incident? Answer YES or NO. If YES, please include the name(s) of the Project(s) and Client(s), and an explanation (attach separate sheet if necessary).							
13.	Name Of Sole Proprieto	Or Names Of All Fire	m Partners and Officers:					
	Name a. b. c.	Title	MA Reg#	Status/Discipline	Name d. e. f.	Title	MA Reg #	Status/Discipline
14.	If Corporation, Provide N							
	Name a. b. c.	Title	MA Reg#	Status/Discipline	Name d. e. f.	Title	MA Reg #	Status/Discipline
15.	Names Of All Owners (S	tocks Or Other Owne	ership):					
	Name And Title a. b. c.	% Ownership	MA. Reg.#	Status/Discipline	Name And Title d. e. f.	% Ownership	MA. Reg.#	Status/Discipline
16.		al Laws, or that the se	ervices required are limite	ed to construction manag	gement or the preparatio			s defined in Chapter 7C, ost estimates or programs.
	Submitted by (Signature)				Printed Name and Title			Date